

CERTIFICATE OF APPROPRIATENESS

Application Date: October 23, 2017

Applicant: Marisa Janusz, Janusz Design, for Robert & Mireille Patman, owners

Property: 1102 Columbia St, Tracts 13 & 14A, Block 196, Houston Heights Subdivision. The property includes a historic 1,800 square foot, one-story wood frame single-family residence and a detached garage situated on a 7,200 square foot (81' x 90') corner lot.

At a later date, the applicant will replat the property to include 509 E 11th St (Tracts 13A & 14B, Block 196), which is directly east of 1102 Columbia St. The property includes a 730 square foot one-story single family residence.

Significance: Contributing Craftsman Bungalow residence, constructed circa 1925, located in the Houston Heights Historic District East.

Proposal: Alteration – Addition

Construct a 1,975 square foot (1,360 sqft living space, 615 garage/screened porch) two-story addition at the rear and side of a 1,845 square foot one-story contributing structure. The addition will have a one-story component behind and to the side of the historic structure that will read as a 4' wide hyphen, and connect the two-story mass of the addition to the historic structure at the northeast corner of the building. The addition will have:

- 21' width; 35' depth; 30' ridge height.
- 20' wide by 10' deep screened porch with a shed roof on the front (west) elevation.
- 58' front (west) and 4' side (north) setbacks.
- Pier and beam foundation with 21" finished floor height.
- 5" cementitious siding; 1/1 and fixed wood windows.
- Hipped roof with pitch and overhang to match existing; 22' eave height.

See enclosed detailed project description on p. 4-13 and application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | S | D | NA | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. |



PROPERTY LOCATION

HOUSTON HEIGHTS EAST HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO

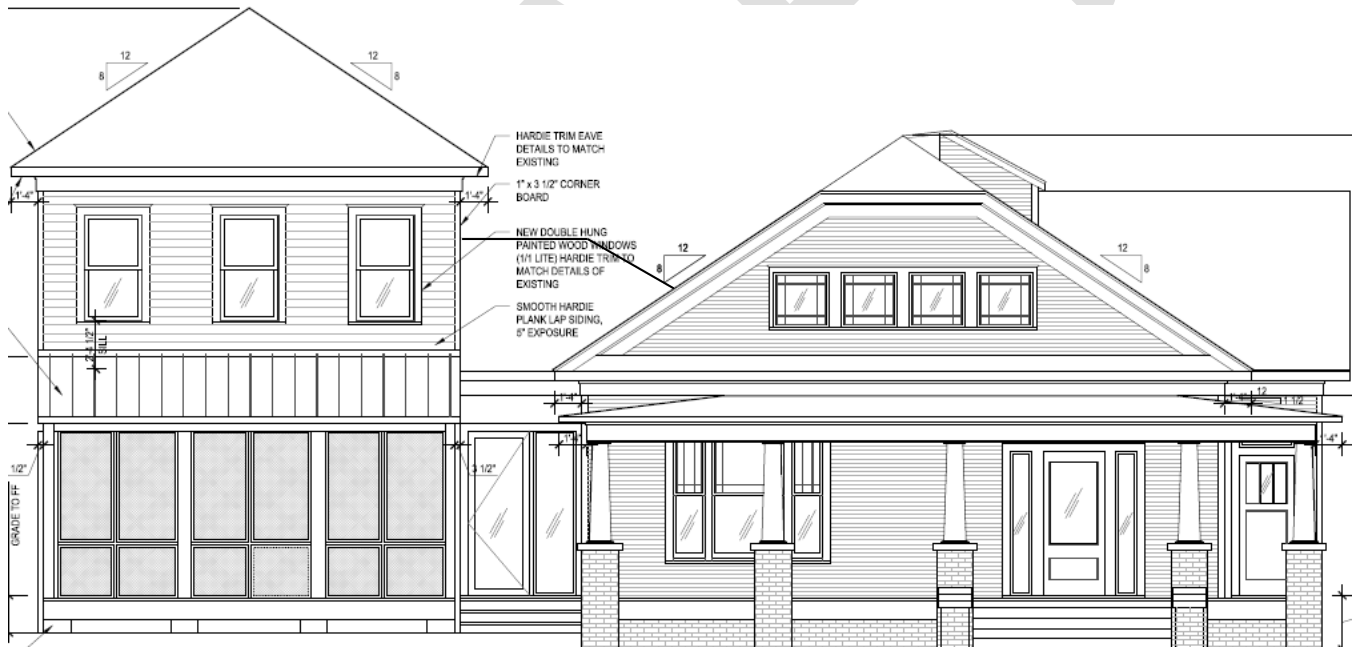


WEST ELEVATION – FRONT FACING COLUMBIA

EXISTING



PROPOSED

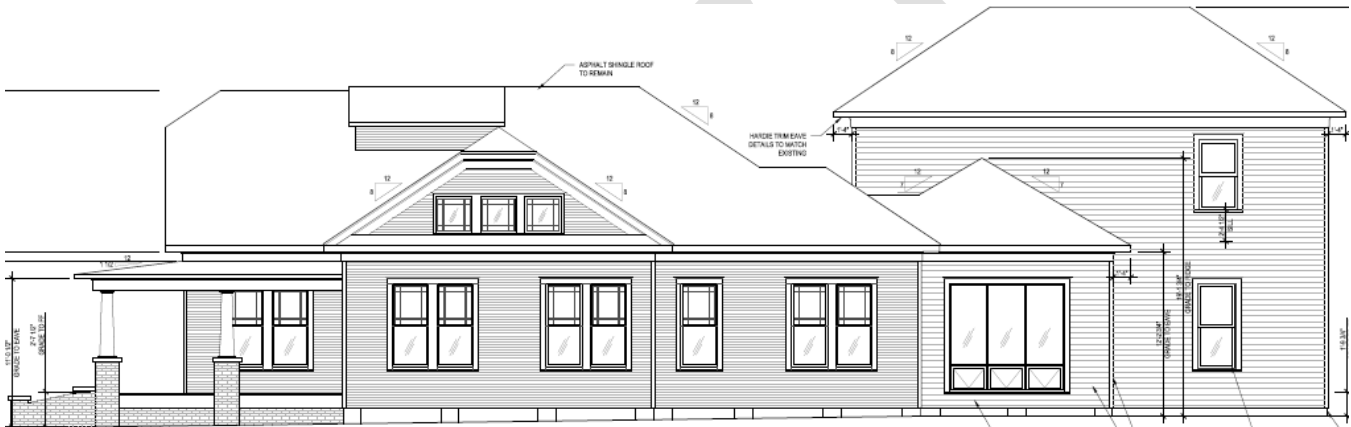


SOUTH ELEVATION – SIDE FACING E 11TH

EXISTING



PROPOSED



NORTH SIDE ELEVATION

EXISTING



PROPOSED

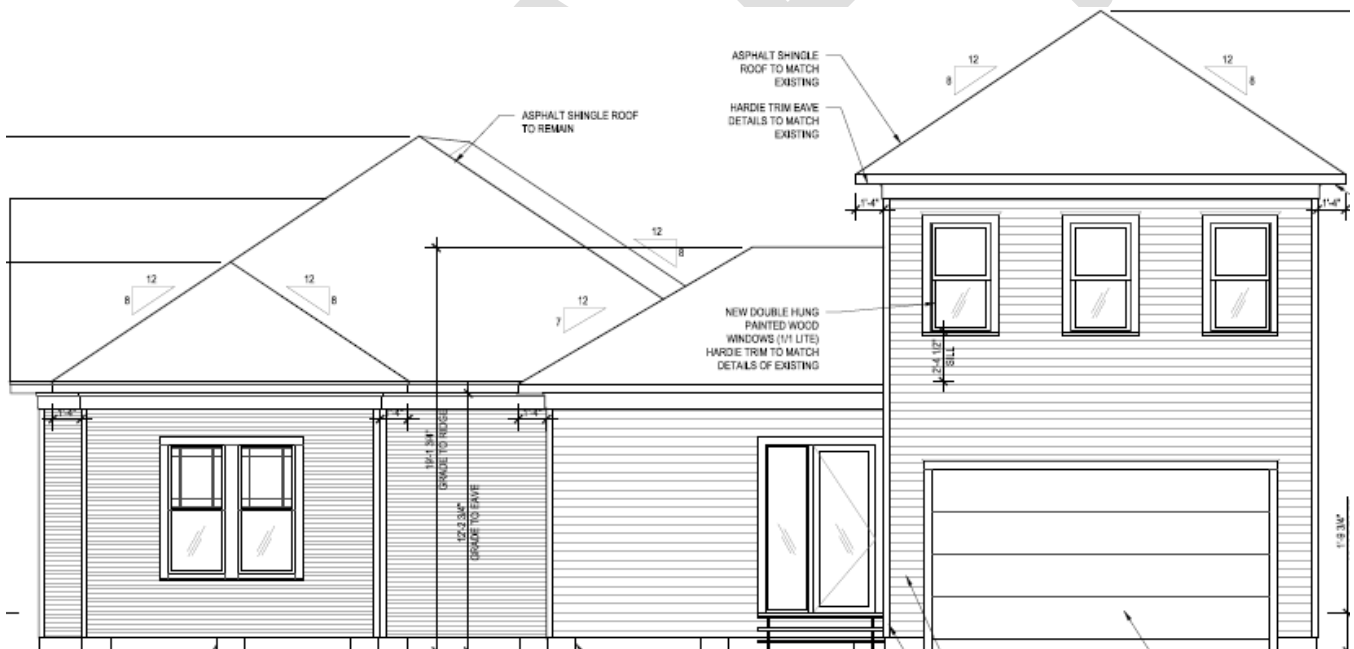


EAST (REAR) ELEVATION

EXISTING



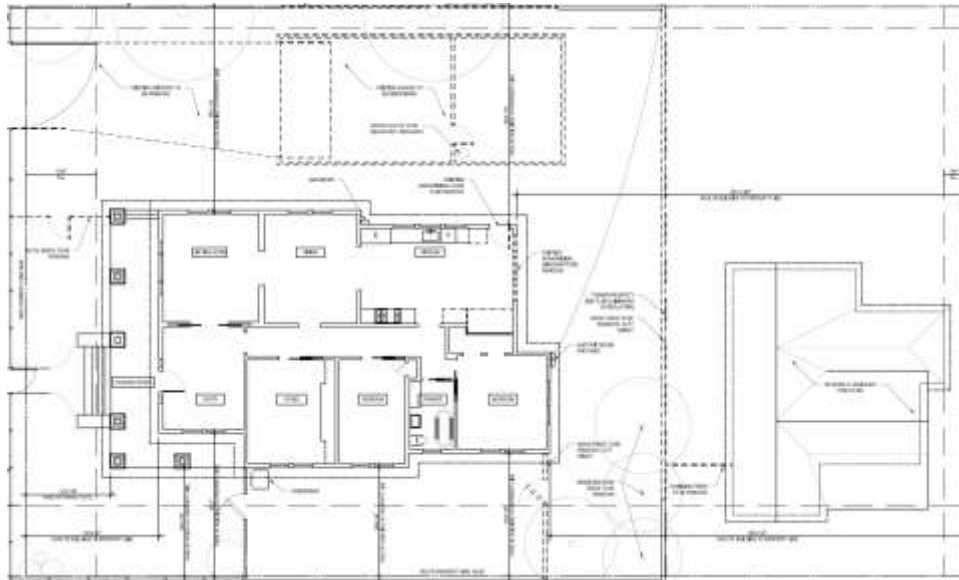
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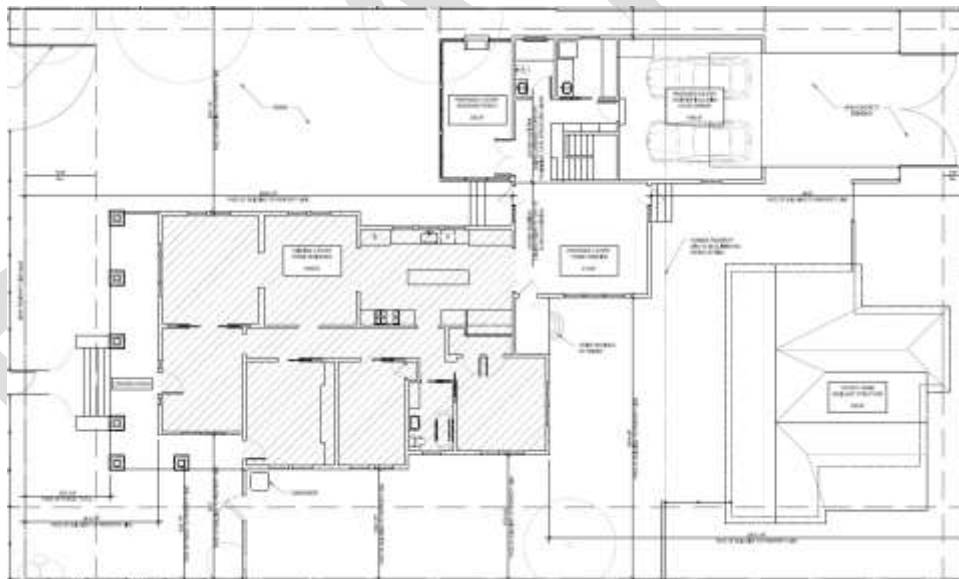


SITE PLAN

EXISTING

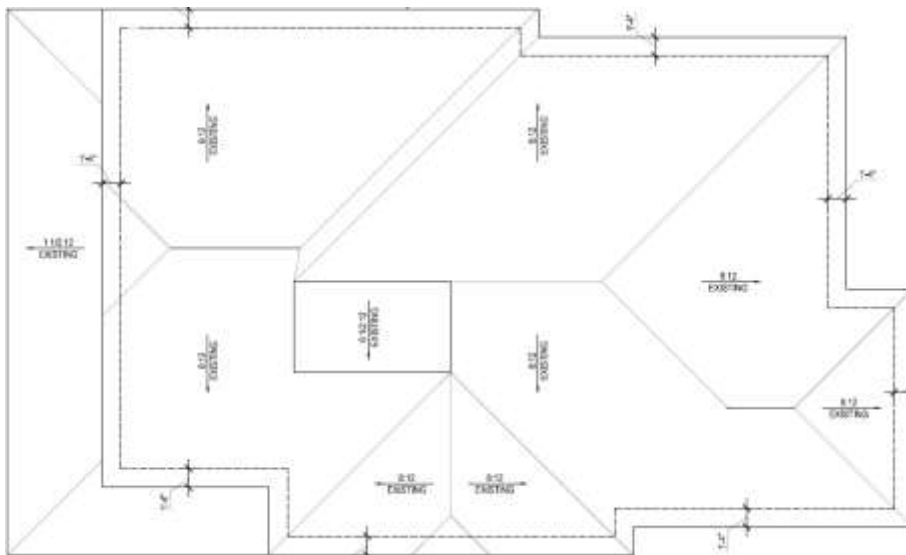


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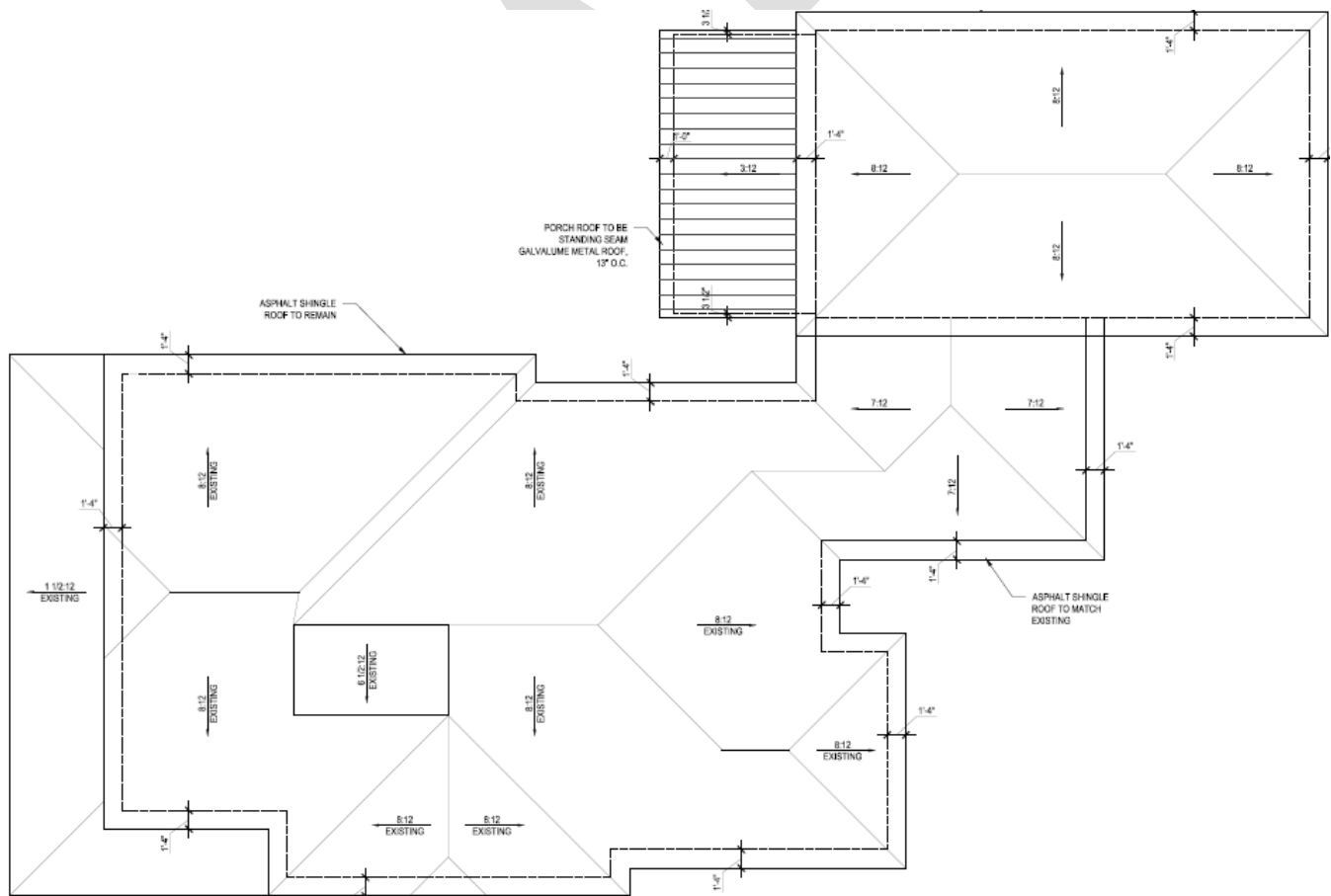


ROOF PLAN

EXISTING

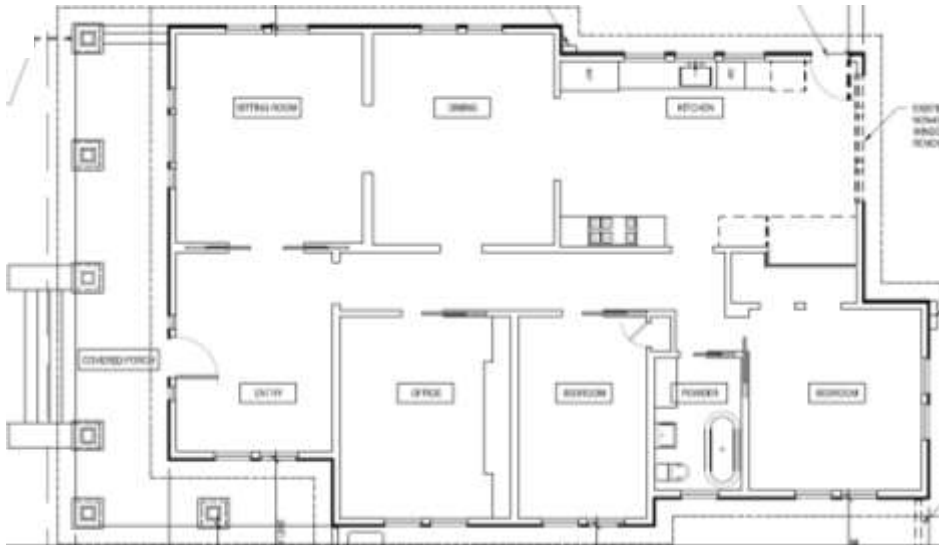


PROPOSED



FIRST FLOOR PLAN

EXISTING



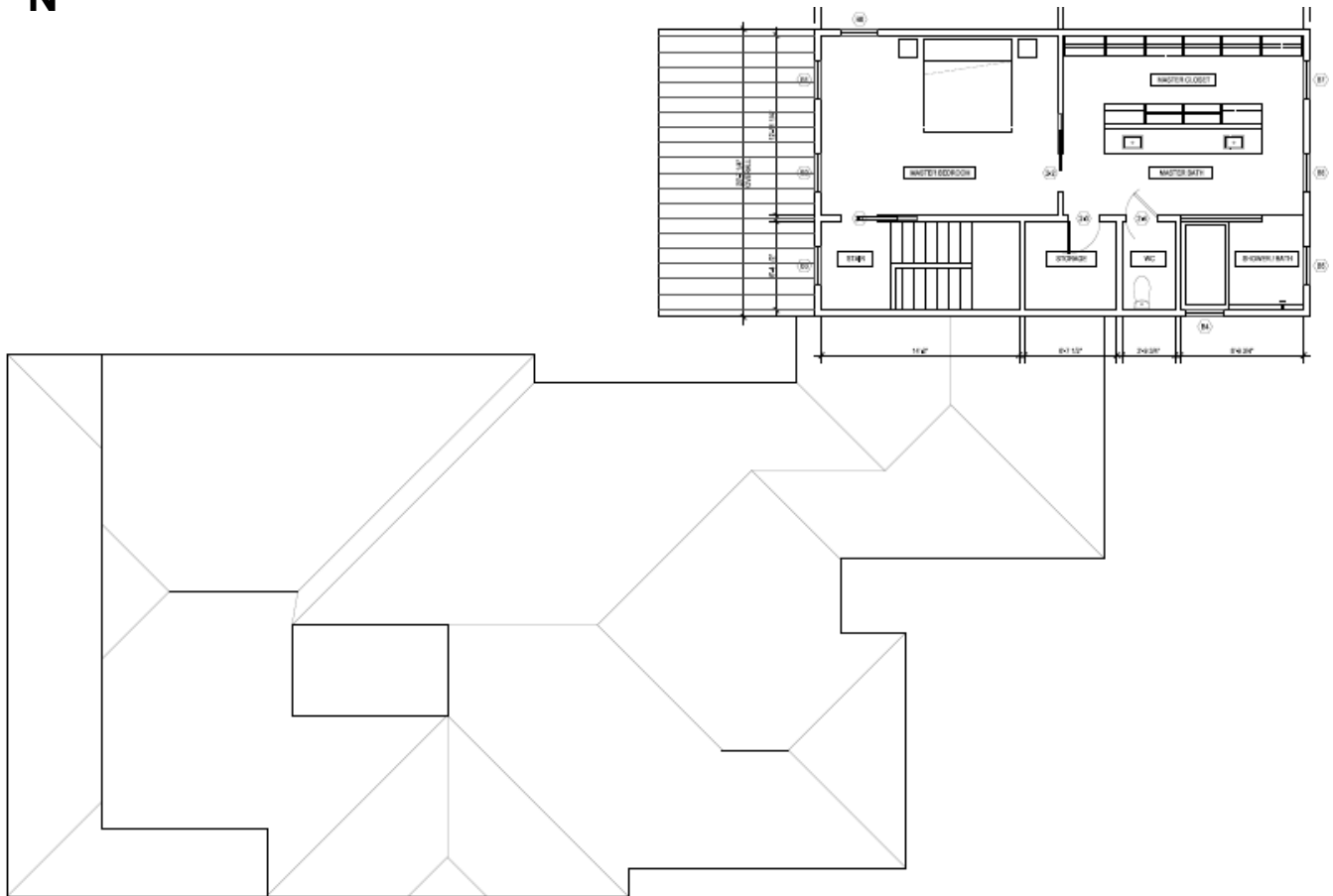
PROPOSED





SECOND FLOOR PLAN

PROPOSED



PROJECT DETAILS

Shape/Mass: The existing 1,845 square foot one-story residence measures 36'-1" wide by 61'-8" deep by 24'-11" tall and features a full-width front porch that measures 6'-11" deep.

The applicant will demolish the existing one-story garage and construct a 1,975 square foot (1,360 sqft living space, 415 sqft garage, 200 sqft screened porch) two-story addition with a one-story component that will act as a hyphen, and connect the two-story mass of the addition to the historic structure at the northeast corner of the building. The two-story portion of the addition will measure 20'-7" wide by 35'-5" deep by 30'-4" tall with a 20' wide by 10'-1" deep screened porch on the first level of the front (west) elevation. The one-story portion of the addition will measure 16' wide by 18'-11" deep by 19'-1" tall, and extends 4' beyond the existing northern wall plane.

Total square footage will increase to 3,820 square feet (3,205 sqft living space, 415 sqft garage, 200 sqft screened porch).

Setbacks: The existing residence is setback 12' from the front (west), 28'-7" and 15'-3" from the side (north/south), and 58'-3" from the rear (east) property lines.

The two-story portion of the addition will be setback 58'-4" from the front (west), 4' from the side (north), and 28' from the rear (east) property lines.

**Rear setbacks reflect size of lot once replatted.*

Foundation: The existing residence has a pier and beam foundation with a 31" finished floor height.

The proposed addition will have a pier and beam foundation with a 21" finished floor height. Floor height throughout the interior will remain the same; however, the lot slopes down toward the street (west), resulting in a lower finished floor height toward the rear of the lot. The garage portion of the addition will have a slab foundation.

Windows/Doors: The existing residence features historic wood windows with multi-lite top sashes, and non-original fixed windows. All historic wood windows will remain. The existing residence also features two entry doors on the front (west) elevation that will remain.

The proposed addition will have 1/1 and fixed wood windows, as well as single-lite exterior doors.

All proposed windows to be inset and recessed. See drawings and window/door schedule for more detail.

Exterior Materials: The existing residence is clad in 117 wood siding that will remain.

The proposed addition will be clad in smooth-finish cementitious siding with a 5" reveal.

Roof: The existing residence has a hipped roof with an 8/12 pitch, 1'-4" eave overhang with enclosed soffits, and a 13' eave height. The roof is covered with composition shingles.

The one-story portion of the addition will have a hipped roof with 7/12 pitch and eave overhang to match existing, and a 12'-2" eave height. The two-story portion of the addition will have a hipped roof with pitch and overhang to match existing, and a 22'-2" eave height. Both roof structures will be covered with composition shingles. The screened porch will have a standing seam metal shed roof with a 1/12 pitch.